



October 7, 2022

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**Department of Engineering
and Public Works**

P.O. Box 21229
West Palm Beach, FL 33416-1229
(561) 684-4000
FAX: (561) 684-4050
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**Palm Beach County
Board of County
Commissioners**

Robert S. Weinroth, Mayor

Gregg K. Weiss, Vice Mayor

Maria G. Marino

Dave Kerner

Maria Sachs

Melissa McKinlay

Mack Bernard

County Administrator

Verdenia C. Baker

**RE: Islepointe
Project #: 221002 (Previously 210503)
Traffic Performance Standards (TPS) Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the above referenced project Equivalency Traffic Impact Statement, dated September 29, 2022, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County (PBC) Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Wellington
Location:	NEC of 50 th Street S and 120 th Avenue S
PCN:	73-41-44-26-08-005-0000
Access:	One full access driveway connection onto 50 th Street S <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Prev Approved Uses:	TPS Approval dated 5/12/2021: Single Family Detached = 39 DUs
Proposed Uses:	Modify previous approval as follow: Single Family Detached = 27 DUs
New Daily Trips:	270 Previously approval was 390, a change of -120
New Peak Hour Trips:	19 (5/14) AM; 25 (16/9) PM Previous approval was: 27 (7/20) AM; 37 (23/14) PM A change of: -8 (-2/-6) AM; -12 (-7/-5) PM
Build-out:	December 31, 2025

Based on the review, the Traffic Division has determined that the proposed change in the land use will continue to meet the TPS of Palm Beach County since there will be reduction of already approved trips. All conditions of approval, if applicable to the previously approved project, will continue to be applicable to this equivalent project. The previous approval of this project, with conditions, if any, is attached for reference.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email HAkif@pbcgov.org.

Sincerely,

*"An Equal Opportunity
Affirmative Action Employer"*



Dr. Juan F. Ortega, PE
October 7, 2022
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A handwritten signature in blue ink, appearing to read "Hanane Akif".

Hanane Akif, P.E.
Professional Engineer
Traffic Division

QB:HA:cw

Attachment: May 12, 2021 TPS Approval Letter

cc:

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington
Quazi Bari, P.E., PTOE, Manager – Growth Management, Traffic Division
Alberto Lopez, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review
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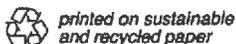
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May 12, 2021

Dr. Juan F. Ortega, PE
JFO Group Inc.
6671 W Indiantown Road, Suite 50-324
Jupiter, FL 33458

**RE: Islepointe
Project #: 210503 (Previously 201021)
Traffic Performance Standards Review**

Dear Dr. Ortega:

The Palm Beach County Traffic Division has reviewed the **Islepointe** Traffic Impact Statement, dated May 5, 2021, pursuant to the Traffic Performance Standards in Article 12 of the Palm Beach County Unified Land Development Code (ULDC). The project is summarized as follows:

Municipality:	Wellington
Location:	NEC of 50 th Street S and 120 th Avenue S
PCN:	73-41-44-26-08-005-0000
Access:	One full access driveway connection onto 50 th Street S <u>(As used in the study and is NOT necessarily an approval by the County through this TPS letter)</u>
Existing Uses:	Vacant
Proposed Uses:	Single Family Home = 39 DUs
New Daily Trips:	390
New Peak Hour Trips:	29 (7/22) AM; 41 (26/15) PM
Build-out:	December 31, 2025

Based on our review, the Traffic Division has determined the proposed development does not have significant peak hour traffic impact (as defined in PBC TPS) on the roadway network; therefore, the project meets the Traffic Performance Standards of Palm Beach County.

Please note the receipt of a Traffic Performance Standards (TPS) approval letter does not constitute the review and issuance of a Palm Beach County Right-of-Way (R/W) Construction Permit nor does it eliminate any requirements that may be deemed as site related. For work within Palm Beach County R/W, a detailed review of the project will be provided upon submittal for a R/W permit application. The project is required to comply with all Palm Beach County standards and may include R/W dedication.

No building permits are to be issued by the Village after the build-out date specified above. The County traffic concurrency approval is subject to the Project Aggregation Rules set forth in the Traffic Performance Standards Ordinance.



Dr. Juan F. Ortega, PE
May 12, 2021
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The approval letter shall be valid no longer than one year from date of issuance, unless an application for a Site Specific Development Order has been approved, an application for a Site Specific Development Order has been submitted, or the approval letter has been superseded by another approval letter for the same property.

If you have any questions regarding this determination, please contact me at 561-684-4030 or email QBari@pbcgov.org.

Sincerely,

Quazi Bari, P.E., PTOE
Manager – Growth Management
Traffic Division

QB:HA:rb

cc: Addressee

Cory Lyn Cramer, AICP, Development Review Coordinator, Village of Wellington
Hanane Akif, E.I., Project Coordinator II, Traffic Division
Steve Bohovsky, Technical Assistant III, Traffic Division

File: General - TPS - Mun - Traffic Study Review

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July 19, 2023

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Islepointe CPA - #PTC23-001H.1
2023-0002-CPA**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Comprehensive Plan/Future Land Use Amendment Application for the above referenced project. The Traffic Analysis by JFO Group Inc. dated May 1, 2023, was reviewed. It is proposed to change the land use designation from Community Commercial to Residential Category C on 10 acres.

The proposed land use change results in a reduction of traffic impacts and is therefore in compliance with the level of service standards of the Mobility Element of the Village's Comprehensive Plan.

Please contact me by phone or at atrouman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.
President

November 6, 2023

Ms. Kelly Ferraiolo
Wellington
Planning, Zoning & Building Department
12300 W. Forest Hill Boulevard
Wellington, FL 33414

**Re: Islepointe MPA - #PTC23-001H.2
2023-0001-MPA**

Dear Ms. Ferraiolo:

Pinder Troutman Consulting, Inc. (PTC) has completed our review of the Master Plan Amendment Application for the above referenced project. The Traffic Analysis completed by JFO Group Inc. dated August 25, 2023, was reviewed. The resubmittal responded to our comments. We have no new comments. The project is summarized below:

Proposed Uses: 27 Single Family Residential Units

Daily Trips: 270

Peak Hour Trips: AM: 5 In, 14 Out, 19 Total

PM: 16 In, 9 Out, 25 Total

It has been demonstrated that the proposed development meets the Traffic Performance Standards of Wellington and Palm Beach County. We recommend the following conditions of approval.

1. No building permits are to be issued after December 31, 2025, unless a time extension has been approved.
2. The County traffic concurrency approval is subject to the Project Aggregation Rules as set forth in the Traffic Performance Standards Ordinance.

Please contact me by phone or at atroutroutman@pindertroutman.com if you need any additional information or have any questions.

Sincerely,



Andrea M. Troutman, P.E.
President